Location
This prominent building situated on the south west side of one of London’s oldest squares, is currently being substantially refurbished with completion due in September 2017. Soho is a lively and energetic village of the West End surrounded by restaurants, bars and clubs. Tottenham Court Road and Oxford Circus undergrounds are within walking distance of the building.

Floor Areas

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Floor</td>
<td>5,873</td>
<td>546</td>
</tr>
<tr>
<td>1st Floor</td>
<td>5,884</td>
<td>547</td>
</tr>
<tr>
<td>TOTAL (approx.)</td>
<td>11,757</td>
<td>1,092</td>
</tr>
</tbody>
</table>

*Measurement in terms of *NIA / *IFMS

Description
The 1st & 2nd floors will provide high quality, contemporary, open plan space accessed via a new ground floor manned reception.

Rhys Evans, Partner
020 7025 1393

Joint Agents: Bluebook: 020 7167 6400

Applicants are advised to make their own enquiries in respect of all rates payable to local authorities and taxes. We recommend you see www.voap.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract February 2017
Terms

Tenure: Leasehold

Lease: A new, FRI lease(s) direct from the Landlord is available

Rent: Guide rent £80s psf

Rates: TBC

Service Charge: TBC

Amenities

• Newly refurbished ground floor reception
• High quality open plan office floors
• Commissionaire
• Contemporary finishes throughout
• Two passenger lifts
• New shower and bike rack facilities
• New demised WCs
• Views over Soho Square

Rhys Evans, Partner

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Subject to Contract February 2017

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